

<b>Item No.</b> 6.3	<b>Classification:</b> OPEN	<b>Date:</b> 17 May 2011	<b>Meeting Name:</b> Walworth Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Council's own development Application 10-AP-3363 for: Full Planning Permission  <b>Address:</b> 31 COBOURG ROAD, LONDON, SE5 0HT  <b>Proposal:</b> Proposed refurbishment of Grade II listed dwelling involving part demolition and rebuild of rear wall of building, re-roofing to main roof and re-building of roof to bay window.		
<b>Ward(s) or groups affected:</b>	East Walworth		
<b>From:</b>	Wing Lau		
<b>Application Start Date</b> 17/02/2011		<b>Application Expiry Date</b> 14/04/2011	

## RECOMMENDATION

- 1 Grant planning permission subject to conditions.

## BACKGROUND INFORMATION

### Site location and description

- 2 The application site relates to a mid-terraced three storey house (plus basement), constructed circa 1800. The Grade II listed building consists of a solid wall construction with external brickwork, London roof with man made slate coverings, single glazed timber sash windows and internal plaster finishes. A bay window is located to the rear at ground floor level.
- 3 The property adjoins another Grade II listed building to the north (No. 29) and the site is also within the Cobourg Road Conservation Area.
- 4 The site is within the following designations as outlined in the Local Development Framework (LDF 2010): Urban Density Zone, Aylesbury Action Area and Air Quality Management Area (AQMA).

### Details of proposal

- 5 External works  
It is proposed to refurbish the building by demolishing part of the rear external wall at second floor level. The existing sash window will be set aside for reuse and it is to demolish down to existing plate at bathroom floor level. The wall will be rebuilt utilising hand selected bricks from the existing demolition. All new bricks are to be second hand yellow stocks.

- 6 It is proposed to strip off existing concrete tiles and lay new clay tiles to the rear semi-circular bay window.
- 7 Other external works are proposed including stripping off existing felt roof and asphalt covering and dispose of all arisings; replace with lead sheet roofing; remove all PVC stacks, waste pipes, rainwater pipes etc and replace in all with cast iron; repairs to windows; spot fill and apply stabilising solution to brick surfaces and redecorate with 2 coats white cementitious masonry paint.

#### Internal works

- 8 All radiators, electrical sockets, fixtures and fittings to be removed to facilitate specified works. Timber skirtings, doors, door architraves, window architraves will be removed and set aside for reuse.
- 9 It is proposed to hack off wall and ceiling plaster and floor screeds and reinstate following damp-proofing works are finished. It is proposed to supply and fit new 12.5mm plasterboard ceilings in the lounge, kitchen
- 10 Rewiring is proposed throughout and new units and fittings to the kitchen and shower room and other areas where necessary. New floor covering and wall tiles is proposed in kitchen and shower room.
- 11 Other internal repair works are proposed as outlined in the Specification of Works.
- 12 The associated Listed Building Consent application (LBC) is concurrently being assessed (ref 10-AP-3365).

#### **Planning history**

- 13 03-CO-0004 - Listed Building Consent granted in 2003 for: Internal works and external repairs.

#### **Planning history of adjoining sites**

- 14 29 Cobourg Road – Listed Building consent granted in 2002 (ref 02-AP-1608) for: Internal and external alterations including replacement of brick support to rear bay window, replacement of casement window at rear 2nd floor level with sash window and consolidation/renewal of external downpipes.

There is some planning history at the adjoining property to the rear (17A Oakley Place), but this dates back to 1996 and 1998 and is not directly relevant to this current planning application.

#### **KEY ISSUES FOR CONSIDERATION**

##### **Summary of main issues**

- 15 The main issues to be considered in respect of this application are:
  - a) Impact of the development on the amenity of adjoining occupiers.
  - b) Impact of proposed development on the special interest and historic fabric of the Listed Building and on the streetscene.

##### **Planning policy**

##### Saved policies of The Southwark Plan 2007 (July)

- 16 3.2 Protection of Amenity  
3.11 Efficient Use of Land  
3.12 Quality in Design

- 3.13 Urban Design
- 3.15 Conservation of the Historic Environment
- 3.16 Conservation Areas
- 3.17 Listed Buildings
- 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites

London Plan 2008 consolidated with alterations since 2004

- 17 4B.12 Heritage Conservation

Core Strategy 2011

- 18 Strategic Policy 12 - Design and Conservation

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 19 PPS 1 Delivering Sustainable Development  
PPS 5 Planning and the Historic Environment

**Principle of development**

- 20 The principle of a scheme to alter and refurbish the property is acceptable as it raises no land use/policy issues. This is subject to there being no impact on neighbours and streetscene and no impact on the Listed Building, as is discussed below.

**Impact of proposed development on amenity of adjoining occupiers and surrounding area**

- 21 The proposed external works relate mainly to demolishing and rebuilding part of the existing rear wall and reinstating the roof over the semi-circular bay window at the rear. The proposal does not create any additional volume/structure or new windows. As such, it would not impact on the neighbours' amenity in terms of light, overlooking or outlook.

- 22 The proposal therefore complies with saved policies 3.2 and 3.11 of the Southwark Plan 2007 and Strategic Policy 13 of the Core Strategy.

**Impact on character and setting of a listed building and/or conservation area**

- 23 In general there are no objections to these works, all of which represent careful and sensitive repair works to the historic fabric with no alterations or loss of significant historic fabric/detailing.

- 24 Policy HE7.2 of PPS5 requires that in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.

- 25 As required by Saved Policy 3.17 Listed Buildings, there will be: no loss of important historic fabric; the development will not be detrimental to the special architectural or historic interest of the building; the works relate sensitively to the period, style and detailing of the building, and; the existing detailing and features will be preserved.

- 26 As required by Saved Policy 3.16 Conservation Areas of The Southwark Plan 2007, the refurbishment works should preserve or enhance the character or appearance of the area.

- 27 Concerns were raised by the neighbour on the works potentially affecting the setting of the adjoining property (No. 29). Given that the proposed external works involve rebuilding the rear wall using the same bricks and/or new that will match the existing, it is unlikely to affect its setting. Similarly, the rebuilding of the rear bay window will be

using similar clay tiles. No new structures or significant changes are made externally that would impact on the neighbour's setting.

- 28 Accordingly there are no objections to the proposed works, subject to conditions relating to material samples on site and all new internal/external works and finishes and works of making good shall match existing original work adjacent in respect of materials used.

**Other matters**

- 29 An objection has been received from a neighbour concerned with the potential structural effects on their property. This is controlled by Building Regulations and therefore not a legitimate planning consideration.

**Conclusion on planning issues**

- 30 It is considered that the external works complies with PPS5 'Planning and the Historic Environment' and Policies 3.15 and 3.17 and 3.18 of The Southwark Plan. The proposal is considered to be acceptable in terms of architectural design and would preserve and enhance the listed building and the Conservation Area and the wider listed terrace. The proposal does not harm the amenities of adjoining occupiers. The proposal is therefore acceptable and planning permission is recommended.

**Community impact statement**

- 31 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: No issues.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

**Consultations**

- 32 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

**Consultation replies**

- 33 Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

- 34 One letter of objection has been received from the neighbouring property No. 29 Cobourg Road commenting that they are pleased to see works are to be carried out as the rear wall and bay structure are currently in poor condition, but also raising the following concerns: these works could affect the setting of the neighbouring property; potential structural damage to neighbouring property and is unacceptable.

**Human rights implications**

- 35 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

This application has the legitimate aim of providing improvements to residential

property. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

**Strategic Director of Communities, Law & Governance**

n/a

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2378-1 Application file: 10-AP-3363 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403  Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a>  Case officer telephone: 020 7525 5460  Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

### APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

### AUDIT TRAIL

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Wing Lau, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	06 May 2011	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
<b>Date final report sent to Community Council Team</b>		6 May 2011

**Consultation undertaken**

**Site notice date:** 07/03/2011

**Press notice date:** 24/02/2011

**Case officer site visit date:** 07/03/2011

**Neighbour consultation letters sent:** 24/02/2011

**Internal services consulted:**

Design and Conservation Team

**Statutory and non-statutory organisations consulted:**

English Heritage

The Georgian Group

The Victorian Society

Ancient Monuments Society

The Society for the Protection of Ancient Buildings

Council for British Archaeology

**Neighbours and local groups consulted:**

**Re-consultation:**

None

**Consultation responses received**

**Internal services**

Design and Conservation - comments incorporated into main report.

**Statutory and non-statutory organisations**

English Heritage - No comments

No comments have been received from other statutory and non-statutory organisations.

**Neighbours and local groups**

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